

Staff Report # PB2004-0090s

Description: SEQRA & Site Plan Review of a proposal to open a bicycle repair and sales shop in a vacant storefront. Project location is 3367 Sixth Avenue, at 101st. Applicant is K. Morgan, C. Bennett, S. Sweeper, 40 102nd St. Apt. 6, Troy, NY 12180.

Analysis: The submitted site plan and information, in the staff's opinion meets or exceeds the minimum standard for Site Plan Review for **Minor** projects and is recommended for review on the **Consent** agenda.

Copies of the site plan have been circulated to other city staff for review. The following comments have been raised:

Planning Staff comments:

1. Applicant shall paint first floor façade of the building.
2. Applicant shall paint the front entrance stairs.
3. Applicant shall install a light above the front entrance of the storefront.
4. Applicant shall conform to ADA handicap entrance requirements.
5. Applicant shall conform to all signage requirements and shall provide the planning department a rendering of the sign prior to installation.
6. Applicant shall submit a **Revised Site Plan** to the Planning Department with inclusion of the elements listed above as recommended by the Planning Board.

Zoning Board of Appeals action: Pursuant to the Permit Denial Form issued by the Bureau of Code Enforcement, action by the Zoning Board of Appeals of the City of Troy was granted in the form Major Area Variance for parking deficiency November 18th, 2004.

S.E.Q.R.A.: Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an UNLISTED action. The applicant has completed an Environmental Assessment Form (E.A.F.), which indicates that no significant impact to the environment is likely to occur as a result of the proposed action. Based upon this information, staff recommends that the Board make the following determination:

The Commission finds this proposal to be subject to the S.E.Q.R.A.; no Federal agencies are involved, no other agencies are known to be involved, it is considered to be an UNLISTED action per 6 N.Y.C.R.R. Part 617; and based upon the submission of an Environmental Assessment Form, adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal.

Conclusion: Planning Staff recommends the site plan proposal be reviewed on the **Consent** agenda at the December 9th, 2004 Planning Board meeting.

Prepared for the scheduled public hearing: 12/09/04
Prepared by: AP